

Project Narrative

WILSHIRE

VILLAS

Request for Site Plan approval by the Development Review Board on approximately 1.3 acres located at the southwest corner of Hayden Road and Wilshire Drive

Prepared for:

City of Scottsdale Planning Department
7447 E. Indian School Rd
Scottsdale, AZ 85258

Applicant:

WSL Lots, LLC
7520 E. Angus Drive
Scottsdale, AZ 85251

November 2005

Project Description

The Purpose of this request is to obtain site plan approval by the Development Review Board for Wilshire Villas, a 56,759 s.f. (1.3 ac) gross undeveloped lot located at the southwest corner of Hayden Rd. and Wilshire Dr. The property is currently split zoned with approximately the west 123 feet zoned R-3 and the balance, or approximately 285 feet zoned R-5. The R-5 zoning appears to be the original zoning established by the General Plan when the land was originally annexed, as there are no public records of this zoning change. The parcel was not split, so the split zoning is somewhat of a mystery. The best we have been able to put together to explain the R-3 was case 3-Z-68 in 1968 changed only the west third of the site to R-3. Despite the tremendous challenges this poses, the proposed site plan is in conformance with both zoning classifications.

The resulting density is 13.8 du/ac. and the site plan is consistent with the density range for the associated footages for the R-3 and R-5 combined zoning in the City of Scottsdale. The proposed site plan and relative density is consistent with adjacent densities and offers 27% lot coverage, leaving ample room for open space and amenities such as a pool and cabana.

The subject site is an infill site located in a mixed density area of Scottsdale on the west side of Hayden Rd. and the south side of Wilshire Dr., which is south of Thomas Rd. The lot is currently improved with a 1,150 square foot single-family residence, built in 1951, located in the northeast corner of the subject site. This structure will be razed in order to allow implementation of the proposed site plan. The housing in the area varies from single family, apartments, condominiums, to commercial uses along Hayden Rd. The applicant is requesting approval of the site plan to allow development of the land into 18 two-story condominiums with single-car garages. There are three buildings and each building has six units.

A homeowners' association with CCR's will control the project. Responsibilities of the homeowners' association include maintaining the landscaping in the common areas and developing and maintaining the architectural standards of the subdivision. The project will offer six different floor plans, as well as a pool, cabana and accessory amenities such as BBQ grill and bike rack. Landscaping and amenities will be installed during the course of construction by the developer and maintained by the homeowners' association.

Relationship to surrounding area

Hayden Rd. and Thomas Rd. are the major arterials for the subject site. The property is located on the south side of Wilshire Dr., which is approximately a quarter-mile south of Thomas Rd. Contiguous to the property on the north side of Wilshire Dr. are other multi-family condominiums zoned R-5. There are single family attached townhomes zoned R-4 to the south, and a single-family residence, zoned R-3 to the west. Across Hayden on the east side is a nursery and other commercial uses.

Accessibility

The major arterial for traffic to Wilshire Villas is via Hayden Rd. contiguous to the east. Secondary access is via Wilshire Dr. The ingress and egress will be located along Wilshire Dr., which is consistent with usage for adjacent properties. A turn around in the southeast corner has been provided for emergency vehicles. Each Unit will feature a one-car garage as part of the first floor, accounting for 18 covered spaces. An additional 18 guest parking spaces are located along the south property line within the required 50' building setback, and two Accessible spaces and one additional guest space are located adjacent to the amenity area.

Open Space

Wilshire Villas features 27% lot coverage. The balance of the site consists of streets, amenities, and approximately 30% open space. More than half of the required open space is located along frontage on both Hayden Rd. and Wilshire Dr. The common outdoor open space is located in between the buildings and around the amenities. Useable common open space centers around the pool and cabana area, and the tot lot with grassy retention. Common open space will be landscaped to City ordinance standards for plant count and material using turf, desert trees, desert plants, and decomposed granite. Private outdoor open space is incorporated into the design of each individual unit in the form of patios for first floor residents (with an optional cover), and decks for the second floor homeowners. Both areas meet the City requirement for a minimum size of 10% of the livable dwelling space.

Residential Designs

The buildings will conform to the setback requirements under the both the R-3 and the R-5 zoning designations. A minimum 20' setback is proposed along Wilshire Dr. and Hayden Rd. A 50' setback is maintained along the south property line where both districts abut an R-4. On the west property line, where R-3 abuts another R-3, the building is setback approximately 15 feet, exceeding the minimum 10 feet requirement. Additionally, due to the split zoning, an additional 50-foot setback is required within the site, effectively setting us back from ourselves where the two zoning classifications meet. The sum of these setbacks significantly limit building placement within the remaining buildable envelope, leaving little to no flexibility for site design. Despite these challenges, we feel that the proposed site plan remains both functional and attractive.

Housing diversity is accomplished through six different home sizes varying from 950 to 1,530 square feet. The product is a six-plex condominium building that features three dwellings downstairs and three upstairs. Each home has it's own single car garage and first floor entry.

Due to the limited number of buildings (three), one elevation and color palette is offered, with the intent to maintain consistency of design and a "clean" look, as opposed to each

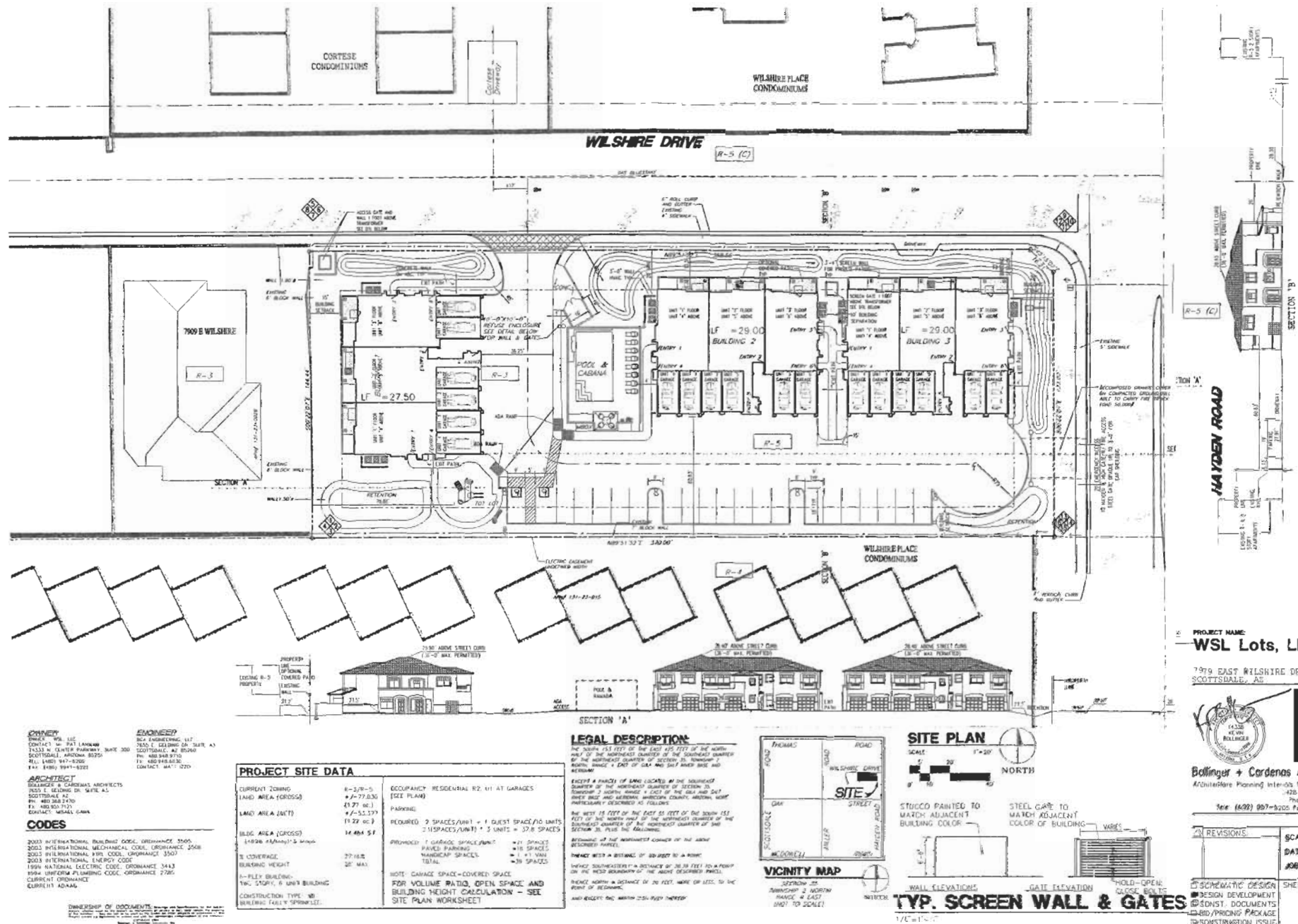
building having a different elevation or color scheme, which could appear “busy” on such a small site with an odd number of buildings. However, to offset, this, the elevation is well articulated via variations utilizing covered entries, window trim, window and door foam and stucco pop-outs, use of color on plane changes, and textural enhancement with the use of stone.

The builder will only use masonry and stucco exterior finishes. Color and materials should reflect or appropriately contrast with desert hues and other earth tones. All mechanical equipment shall be ground mounted and screened to match the buildings in color and texture. Additionally, the maximum height allowed 36 feet, and the proposed housing designs are significantly less at 28 feet.

Market Timing and Trends

As the redevelopment trend in downtown and south Scottsdale continues to grow as a strong emerging market, new and redeveloped multifamily sites are springing up. This market shift to urban-style living is characterized by homeowners of a professional nature, who want to live and recreate in the heart of the city. Cultural activities, nightlife, and restaurants are vital to how they spend their free time, and they want to live in the middle of it all. This lifestyle is also frequently characterized by a “lock-and-leave” mentality. This demographic does not want to maintain a yard themselves or have the upkeep associated with a traditional single-family house. Accordingly, Wilshire Villas is designed to be an attractive, updated alternative development for south Scottsdale and the immediate neighborhood perfectly positioned in the market as far as timing and trends.

In conclusion, Wilshire Villas will enhance the area by virtue of quality design and will contribute to the redevelopment and beautification of south Scottsdale.



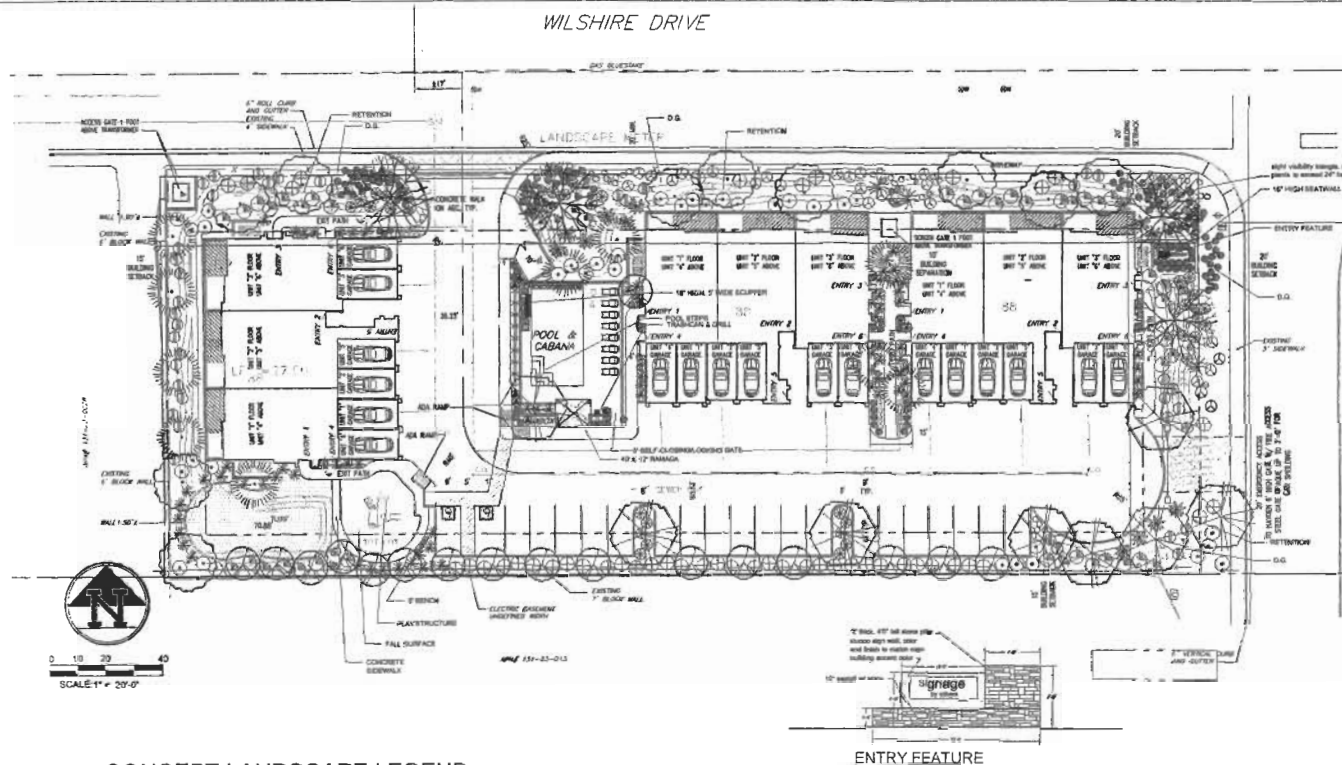
96-DR-2005
REV: 1/26/2006



SLOAT
LANDSCAPE
ARCHITECTS LLC
3805 N. HANCOCK, SUITE 400
PHOENIX, ARIZONA 85018
P: 602.994.2200
F: 602.994.2203
WWW.SLOATLANDSCAPE.COM

PROJECT SITE DATA

CURRENT ZONING	R-5/6.5
LAND AREA (GROSS)	4,277.200
LAND AREA (NET)	1,177.462
BLDG AREA (GROSS)	1,035.377
BLDG AREA (NET)	1,035.377
% COVERAGE	27.15%
BUILDING HEIGHT	28' MAX
FLYING BUILDINGS	2-FLYING BUILDINGS
CONSTRUCTION TYPE	TYPE V-B
BUILDING FULLY SPRINKLED	YES
OCCUPANCY	RESIDENTIAL R2, U1 AT GARAGES (SEE PLAN)
REQUIRED 2 SPACES/UNIT + 1 GUEST SPACES/UNIT:	2 SPACES/UNIT + 1 GUEST SPACES/UNIT
PROVIDED 1 GARAGE SPACE/UNIT + 21 SPACES	21 SPACES
PAVED PARKING	415 SPACES
LANDSCAP SPACES	415 SPACES
TOTAL	415 SPACES
NOTE: GARAGE SPACE=COVERED SPACE	
LANDSCAPE DATA	
EXISTING LANDSCAPE AREA	14,820 SQ. FT.
RIGHT OF WAY AREA	3,380 SQ. FT.
PARKING LOT LANDSCAPE	340 SQ. FT.
TOTAL LANDSCAPE AREA	17,480 SQ. FT.



CONCEPT LANDSCAPE LEGEND

All trees to meet or exceed minimum S.D.A. recommended specifications.
A minimum of 50% of all trees planted shall be mature as defined by C.D.R. Sec. 3-10-02 of the zoning ordinance.

TREES	SIZE	COMMENTS
Carallidum gracile	20" box (2.0" caliper)	Standard, 6'0" clear canopy
Palo Verde	30" box (2.0" caliper)	Standard, 6'0" clear canopy
Prosopis juliflora	30" box (2.0" caliper)	Standard, 6'0" clear canopy
Argemone mexicana	30" box (2.0" caliper)	Standard, 6'0" clear canopy
Acacia villosa	30" box (2.0" caliper)	Standard, 6'0" clear canopy
Pala Verde	30" box (2.0" caliper)	Standard, 6'0" clear canopy
Chilopsis linearis	15 gallon	multi-trunk
Desert Willow	15 gallon	multi-trunk
Ononis linearis	15 gallon	multi-trunk
Desert Ironwood	15 gallon	multi-trunk

SHRUBS / ACCENTS	SIZE	COMMENTS
Calliandra sp. "luna star"	5 gallon	
Hybrid Red Fairy Cactus	5 gallon	
Simmondsia chinensis	5 gallon	
Jojoba	5 gallon	
Leucosiphium leucosiphum	5 gallon	
Chihuahuan Sage	5 gallon	
Juniperus californica	5 gallon	
Creosotebush	5 gallon	
Inexpensive perennials	5 gallon	
Red Yucca	5 gallon	
Muhlenbergia rigens	5 gallon	
Desert Sage	5 gallon	

ALTERNATE / VINES	SIZE	COMMENTS
Cornus gigantea	see plan	
Sagaparo	see plan	
Ficus religiosa	15 gallon, 10' min. h.	
Agave waterlily	5 gallon	
Century Plant	5 gallon	
Daylily quadrangulata	5 gallon	
Yucca filifolia	5 gallon	
GROUNDCOVERS	SIZE	COMMENTS
Penstemon maritimus	1 gallon	
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Geranium barlandii	1 gallon	
Mexican Evening Primrose	1 gallon	
Eucalyptus rigida	1 gallon	
Geranium	1 gallon	
1/2" minus "Madison Gold"	10.0	
glennwood granite, 2" depth	10.0	
all landscape areas	10.0	
Surface Select Granite boulders	10.0	
10000 average weight	10.0	
Elyonodon decalys (madroño)	10.0	
Majon Bernadegress	10.0	

ENTRY FEATURE

CONCEPTUAL LANDSCAPE NOTES

1. ALL PLANT MATERIAL TO BE APPROVED BY THE LANDSCAPE ARCHITECT, NO PLANT SUBSTITUTIONS, TYPE OR QUANTITY DEVIATION UNLESS APPROVED BY LANDSCAPE ARCHITECT AND THE TOWN OF GILBERT IN WRITING PRIOR TO INSTALLATION.
2. TREE HEIGHTS AND CALIPERS TO COMPLY WITH THE ARIZONA NURSERY ASSOCIATION STANDARDS.
3. CONTRACTOR TO STAKE LOCATIONS OF ALL PLANT MATERIAL FOR APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
4. ALL LANDSCAPE AREAS OTHER THAN TURF AREAS SHALL RECEIVE A MINIMUM OF 2" DEPTH OF 1/2" MINUS "DESERT GOLD" DECOMPOSED GRANITE. TOP OF DECOMPOSED GRANITE TO BE 1" BELOW TOP OF CURB OR SIDEWALK. CONTRACTOR TO SUBMIT GRANITE SAMPLES FOR APPROVAL PRIOR TO INSTALLATION.
5. LANDSCAPE AREAS TO BE WITHIN 4" OF SPECIFIED FINISH GRADE PRIOR TO COMMENCING WITH THE INSTALLATION OF LANDSCAPE OR IRRIGATION WORK. ALL GRADING SHALL BE APPROVED PRIOR TO START OF LANDSCAPE WORK.
6. PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS.
7. NO SLOPES SHALL BE STEEPER THAN 5:1 IN LANDSCAPE AREAS.
8. ALL LANDSCAPE AREAS AND IRRIGATION SHALL BE MAINTAINED IN A HEALTHY, NEAT AND WELDER FREE CONDITION, THIS SHALL BE THE OWNER'S RESPONSIBILITY.
9. SIGNS REQUIRE SEPARATE APPROVALS AND PERMITS.
10. ALL PLANT MATERIAL WILL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE. ALL PLANT MATERIAL WILL BE REPLACED WITH LIKE SIZE AND SPECIES. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE AND IRRIGATION RELATED ELEMENTS FOR A PERIOD OF NINETY (90) DAYS FROM THE DATE OF THE CERTIFICATE OF OCCUPANCY.
12. ALL RIGHT-OF-WAY AND REQUIRED PERIMETER, RETENTION AND PARKING PLANT MATERIAL TO BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
13. ALL ON-SITE SIDEWALKS SHALL BE A MINIMUM OF 3'-0" WIDE AND HAVE A MAXIMUM SLOPE OF 4.2% WITH THE MAXIMUM CROSS SLOPE OF 1.0%. ALL CURBS MUST PROVIDE ACCESSIBLE RAMPS PURSUANT TO THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS.

96-DR-2005
REV: 1/26/2006

Bollinger + Cardenas Architects
WILSHIRE VILLAS
7979 E. WILSHIRE DRIVE
SCOTTSDALE, ARIZONA

PROJECT NUMBER
DATE OF SHEET
REVISION NO.
01.24.06 city



PROJECT PHASE
DESIGN REVIEW
PROJECT TEAM
DESIGNER
DATE
01.24.06

1 of 1
CLS.1

96-DR-2005

11/11/05

COLOR & MATERIALS	
FIELD COLOR DARK BROWN WOODEN GATE DOOR	GLASS GLASS IN DARK BROWN ANODIZED FRAME
FIELD COLOR DE BROWN INTERIOR DOOR	TRUSS COLOR BROWN WOODEN GATE DOOR
ACCENT COLOR BROWN WOODEN GATE DOOR	STAIRCASE STONE - BROWN LUMBER 'CLAMMANT'
ACCENT COLOR BROWN WOODEN GATE DOOR	PAINT ELECTRICAL PANELS MOUNTED ON WALL TO MATCH
ACCENT COLOR BROWN WOODEN GATE DOOR	ALUMINUM COLOR ON BUILDING CONSTRUCTION TO MATCH
ACCENT COLOR BROWN WOODEN GATE DOOR	ONE (1) PAINTED WOOD-UP PANEL, FOR ARCHITECT AND
ACCENT COLOR BROWN WOODEN GATE DOOR	OWNER REVIEW AND APPROVAL

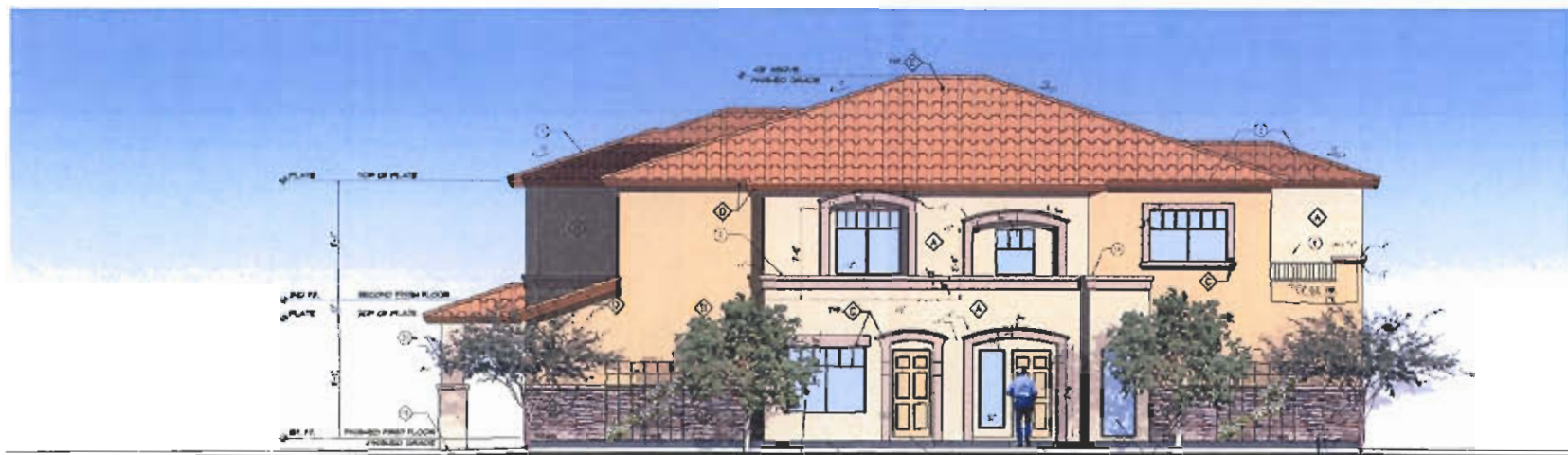
KEYNOTES

1. CONCRETE FILL WITH 4" REINFORCING BARS (4" X 4" X 4")
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FRONT ELEVATION TYPE A

24'0" X 4'0"



LEFT ELEVATION TYPE A

24'0" X 4'0"

PROJECT NAME
WSL Lots, LLC

2878 EAST WILSHIRE DRIVE
SCOTTSDALE, AZ

BCA

Ballinger + Cordero Architects, Inc.
Architecture Planning Interiors Project Management

3428 E. Indian School Rd.
Phoenix, Arizona 85018
Tel: (602) 957-8888 Fax: (602) 957-8872

ELEVATIONS TYPE A

SCALE: 1/4"=1'-0"
DATE: 10/31/05
JOB #: 101805

DR5

DR5

DR5

96-DR-2005
11/11/05

COLOR & MATERIALS	
FIELD COLOR QUINN CHIMNEY TOLSON SAGE DECTIF	CLAY GLAZED IN DARK BRONZE ANTIQUE FRAME
FIELD COLOR OF MAIN SUBSTANTION DE ROOF	TRIPLE CLAY QUINN CHIMNEY TOLSON SAGE DECTIF
ACCENT COLOR QUINN CHIMNEY TOLSON SAGE DECTIF	CLAY GLAZED IN DARK BRONZE ANTIQUE FRAME
ACCENT COLOR QUINN CHIMNEY TOLSON SAGE DECTIF	TRIPLE CLAY QUINN CHIMNEY TOLSON SAGE DECTIF
ROOF BY MEXILE - TERRA AZUL	

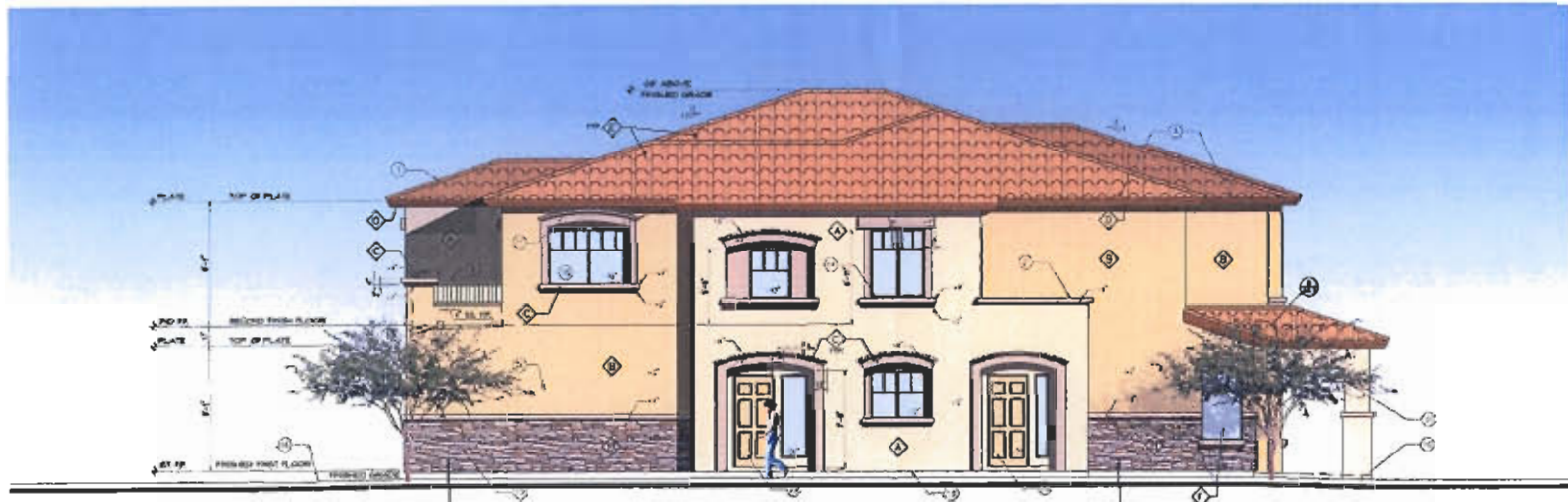
KEYNOTES

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68. EXISTING 1/2" DIA. PIPE TO BE REMOVED AT 1/2" DIA. CLAY
69. EXISTING 1/2" DIA. PIPE TO BE REMOVED AT 1/2" DIA. CLAY
70. EXISTING 1/2" DIA. PIPE TO BE REMOVED AT 1/2" DIA. CLAY
71. EXISTING 1/2" DIA. PIPE TO BE REMOVED AT 1/2" DIA. CLAY
72. EXISTING 1/2" DIA. PIPE TO BE REMOVED AT 1/2" DIA. CLAY
73. EXISTING 1/2" DIA. PIPE TO BE REMOVED AT 1/2" DIA. CLAY
74. EXISTING 1/2" DIA. PIPE TO BE REMOVED AT 1/2" DIA. CLAY
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76. EXISTING 1/2" DIA. PIPE TO BE REMOVED AT 1/2" DIA. CLAY
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92. EXISTING 1/2" DIA. PIPE TO BE REMOVED AT 1/2" DIA. CLAY
93. EXISTING 1/2" DIA. PIPE TO BE REMOVED AT 1/2" DIA. CLAY
94. EXISTING 1/2" DIA. PIPE TO BE REMOVED AT 1/2" DIA. CLAY
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96. EXISTING 1/2" DIA. PIPE TO BE REMOVED AT 1/2" DIA. CLAY
97. EXISTING 1/2" DIA. PIPE TO BE REMOVED AT 1/2" DIA. CLAY
98. EXISTING 1/2" DIA. PIPE TO BE REMOVED AT 1/2" DIA. CLAY
99. EXISTING 1/2" DIA. PIPE TO BE REMOVED AT 1/2" DIA. CLAY
100. EXISTING 1/2" DIA. PIPE TO BE REMOVED AT 1/2" DIA. CLAY



REAR ELEVATION TYPE A

DATE: 11/11/05



RIGHT ELEVATION TYPE A

DATE: 11/11/05

PROJECT NAME
WSL Lots, LLC

7929 EAST MISSISSIPPI DRIVE
BOOTSDALE, AZ

BCA

Rollinger + Cordero Architects, Inc.
Architecture Planning Interiors Project Management
3428 E. Indian School Rd.
Phoenix, Arizona 85018
Tel: (602) 957-1000 Fax: (602) 954-1011

ELEVATIONS TYPE A

SCALE: 1/8"=1'-0"

SHEET: 1/16/05

NO: 101008

1. SCHEMATIC DESIGN
2. DESIGN DEVELOPMENT
3. CONSTRUCTION DOCUMENTS
4. BIDDING PACKAGE

DR6

442-PA-05